



MAY WHETTER & GROSE

29 FOUNDRY DRIVE, CHARLESTOWN, PL25 3BS
GUIDE PRICE £235,000



A SHORT DISTANCE FROM THE WORLD HERITAGE AND HISTORIC PORT OF CHARLESTOWN, COASTAL FOOTPATH, ST AUSTELL BAY BEACHES, IN A SOUGHT AFTER RESIDENTIAL DEVELOPMENT, IS THIS DELIGHTFUL MID TERRACE RESIDENCE. OFFERED WITH NO ONWARD CHAIN. WELL PRESENTED THROUGHOUT, WITH A DELIGHTFUL ENCLOSED SUNNY ASPECT RAISED REAR GARDEN PLUS OFF ROAD PARKING TO THE FRONT. THE PROPERTY OFFERS LOUNGE, KITCHEN/DINER, CLOAKROOM/WC, TWO DOUBLE BEDROOMS AND FAMILY BATHROOM. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ITS FABULOUS POSITION AND STANDARD OF FINISH. EPC - C

PLEASE SEE AGENTS NOTES



Location

Charlestown is a popular Georgian harbour side village situated around a picturesque inner and outer harbour with pebble beach, some two miles from St Austell town centre. The harbour currently houses some fishing boats and several tall ships, and has been the back drop of several feature films and TV series such as Alice in Wonderland, Doctor Who, The Three Musketeers and The Eagle Has Landed, largely due to its picturesque natural and unspoilt coastline surrounds. Charlestown has a hotel and guest houses, with excellent restaurants, and a selection of public houses. To both sides of Charlestown harbour there is the South West coastal footpath providing some wonderful walks with cliff top views and sandy coves and beaches. To the east lies the natural deep harbour port of Fowey with excellent boating facilities and with a range of excellent local shops and restaurants. Nearby is the beach of Porthpean which has its own sailing club.

Directions



From St Austell head towards Charlestown, come down past Penrice Academy School on your right hand side, take the third turning on your left sign posted Foundry Drive. Come into the development, follow the road along bear around to the left and then to the right and as it straightens out the property will appear on the left hand side. A board will be erected for convenience.

Accommodation

All measurements are approximate, show maximum room dimensions and do not allow for clearance due to limited headroom.

The driveway with lawn border to the side, leads to the front door with outside courtesy lighting, through into entrance hallway.

Entrance Hallway

With embedded weave welcome mat. Wide carpeted staircase with handrail to the first floor. Wall mounted radiator. Door through into lounge.

Lounge

14'2" x9'6" - max (4.33 x2.91 - max)



Double glazed window to the front with deep display sill and radiator beneath. Fitted Venetian blinds. Carpeted flooring and feature paper patterned walls. Focal point of raised hearth with stone and wood mantle surround with open grate. Additional wall mounted radiator. Door through into under stairs storage and one through into the kitchen/diner located to the rear.



Kitchen/Diner

10'0" x 8'4" - max (3.05 x 2.55 - max)



Comprising a range of wood effect fronted wall and base units complimented with laminated work surface, bevelled edge gloss tiled splashback surround. Four ring electric hob with extractor and integrated oven beneath. One and half bowl stainless steel sink and drainer with mixer tap. Free standing and under unit space for further white good appliances. Double glazed window with roller blind enjoys an outlook over the rear courtyard and steps up to the raised garden. Wall mounted radiator. Tile effect floor covering. Open arch through into rear entrance and cloakroom/WC.

Cloakroom/WC

4'5" x 3'10" - max (1.35 x 1.18 - max)



Low level WC and hand basin. Part tiled wall surround with decorative border. Low level radiator.

Wide carpeted stair case with handrail turns to the first floor landing with access through to the loft and doors into both bedrooms and shower room.

Principal Bedroom

12'4" x 12'7" - max into dressing table recess (3.76 x 3.85 - max into dressing table recess)



Located to the rear and enjoys an outlook up over the garden and part of the communal areas from a double glazed window with roller blind, deep display sill and radiator beneath. Floor to ceiling in-built wardrobes to both sides with central dressing table area with drawers beneath. Finished with light warm coloured wall surround and feature paper patterned wall.





Bedroom

8'2" x 12'7" - max into deep recess (2.49 x 3.84 - max into deep recess)



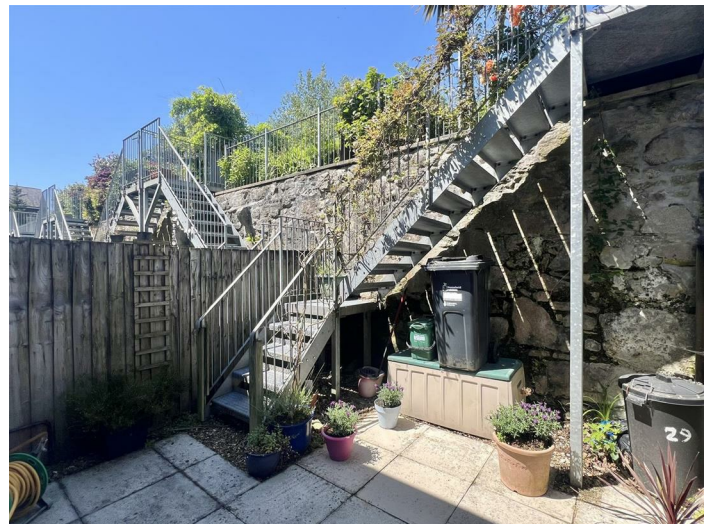
Shower Room

6'9" x 6'1" - max (2.06 x 1.87 - max)



Double glazed window with roller blind and deep display sill. High level door into over stairs storage with shelving.

Outside



Comprising a white suite of low level WC, hand basin and large shower cubicle with part bath sheet tiled surround. Rain effect shower head and separate attachment. Radiator. Shaver socket and mirror fronted vanity unit above the hand basin. Finished with a tile effect floor covering.

To the front, tarmac driveway parking for one car with lawn border to one side.

To the rear there is a paved patio area, enclosed by strip wood fencing to both sides with steps with handrails leading up to the raised garden. Laid to lawn with pathway leading to gateway which leads to the communal areas. Enjoys a great deal of sun throughout the day and into the evening.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Council Tax Band - B

Agents Notes

There is a management company called First Port and pay circa £20pm

Broadband and Mobile Coverage

Please visit Ofcom broadband and mobile coverage checker to check mobile and broadband coverage.

Services

None of the services, systems or appliances at the property have been tested by the Agents.

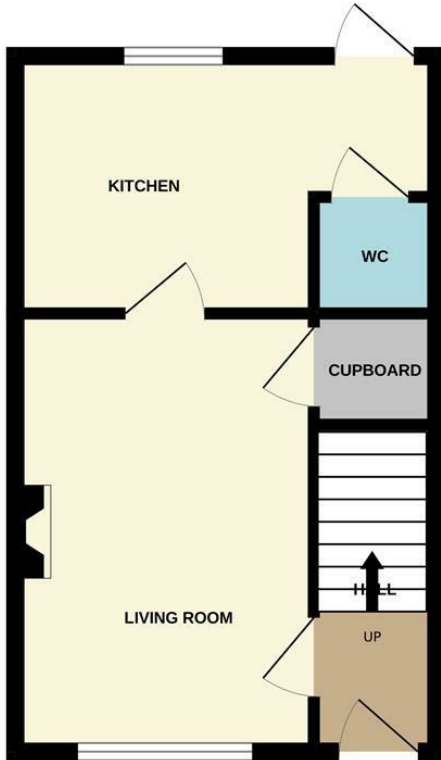
Viewings

Strictly by appointment with the Sole Agents: May Whetter & Grose, Bayview House, St Austell Enterprise Park, Treverbyn Road, Carclaze, PL25 4EJ

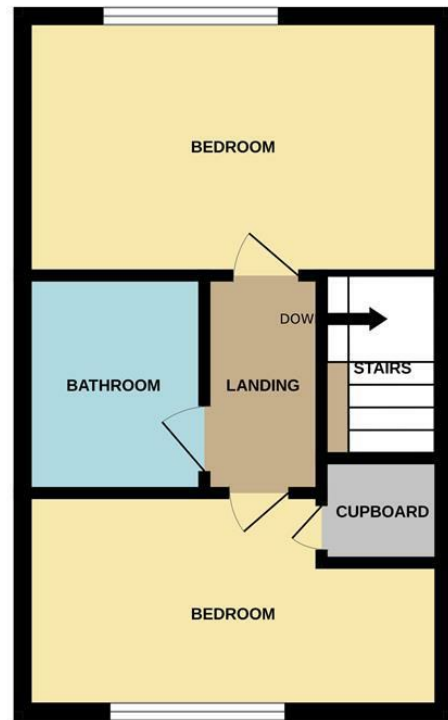
Tel: 01726 73501 Email: sales@maywhetter.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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